

**Minutes of the Meeting**  
**May 7<sup>th</sup>, 1998**

Projects Reviewed

Convened: 9:00 am

DCLU Sign Ordinance Review  
Newhalem Master Plan  
Newhalem Visitor Center  
Municipal Courts  
Sand Point Village  
Webster-Delridge Drainage Basin Channel Improvement

Adjourned: 4:30pm

Commissioners Present

Barbara Swift, Chair  
Carolyn Darwish  
Gail Dubrow  
Bob Foley  
Gerald Hansmire  
Jon Layzer  
Rick Sundberg

Staff Present

Michael Read  
Peter Aylsworth  
Rebecca Walls

---

050798.1      Project: **DCLU Sign Ordinance Review**  
                  Phase: Briefing  
          Presenters: Dick Alford, DCLU  
                          Chip Champlin, DCLU  
                  Time: 1 hr. (N/C)

At the request of Councilmember Drago, DCLU has prepared an amendment for the sign ordinance regarding the 65 foot height limit in the downtown zones. The amended ordinance would extend a special exception process, already used in commercial zones, to include downtown zones. The amended ordinance states that the Director may authorize exceptions to the regulations for the size, number, type, height, and depth of projection of on-premises signs within the Downtown Office Core, Downtown Retail Core, Downtown Mixed Commercial, and Downtown Harborfront zones pursuant to the procedures for Master Use Permits and Council Land Use Decisions. When one or more of the following conditions has been met, a set of characteristics shall be used to evaluate the merits of the proposal. Proposals must also meet the intent of the Sign Code and no exceptions shall be granted for roof signs or other signs already prohibited. The Director shall consult with the Seattle Design Commission before issuance of the special exception decision.

*Conditions* to be met (one or more of the following)

1. The proposed sign plan shows an exceptional effort toward creating visual harmony among signs, desirable streetscape features, building facade and other architectural elements of the building structure through the use of a consistent design theme;
2. The proposed sign plan will preserve a desirable existing design or siting pattern for signs in an area;
3. The proposed sign plan will reduce views of historic landmarks designated by the Landmarks Preservation Board no more than would be permitted by a sign allowed without this exception.

*Characteristics* for the evaluation of an exception request

The proposed sign:

- unifies the project as a whole or contributes positively to a comprehensive building and tenant signage plan;
- is compatible with the building facade and scale of building in terms of size, height, and location;
- adds interest to the street level environment, while also identifying upper level businesses;
- helps orient pedestrians and motorists at street-level in the vicinity of the subject building;
- integrates support fixtures, conduits, wiring, switches, and other mounting apparatus into the building architecture to the extent feasible.

(See April 2 Minutes for previous discussion)

### **Discussion:**

**Dubrow:** What are some examples of potential signs the ordinance may address?

**Alford:** Projecting signs are the most common. Recently a conflict in the sign code was found and is now being corrected. The conflicting regulations resulted in the City permitting additional signs. We are in the process of correcting the code language to resolve the conflict. Major issues will include signs over the height limit and projecting signs. Some roof signs may also need to be reviewed. The sign handbook compiles all of the sections of codes regarding signage in Seattle.

**Swift:** It is a formidable packet of material. The Commission has some concerns about getting its "ducks in a row" regarding this issue so that when the projects come in for review we know what the issues are. The Commission has been asked to look

- at the sign issue similar to the skybridge issue. We have been in difficult spots over that issue in the past.
- Dubrow:** The major issue is whether a proposal seems to meet the letter of the code, but not the intent of the code.
- Alford:** That will be a key issue. People always want to push the limits of what the code says.
- Champlin:** We frequently get requests for banner signs, not permitted by the City because they are not rigid. To satisfy the letter of the code, these signs are commonly placed on rigid frames. Developers and business owners frequently try to squeeze every ounce of leeway out of the code language.
- Dubrow:** Based on your past experience, how many exception requests are we likely to see?
- Champlin:** Since the sign ordinance was adopted, only one company has shown interest in pursuing the exception option. I don't anticipate too much traffic. The current code, compiled in the handbook, is pretty self-explanatory.
- Dubrow:** Have you had any feedback on the handbook in terms of its readability?
- Champlin:** The comments have generally been good. Most contractors can successfully design, manufacture, and install new signs without any problems using the handbook.
- Alford:** The handbook compiles a number of sign codes and regulations from many different sources into one easy-to-use document. Also included in the handbook are more minor signage issues that may be overlooked in other documents.
- Foley:** What will our involvement in the process be? I assume we will be reviewing projects requesting exceptions on the basis of design fit within the architecture of the building or within the urban context?
- Alford:** Your major role would be to assess the proposal in terms of the sign's visual fit with the design of the building and the intent of the code.
- Dubrow:** What is the intention behind the height restriction? What are the pros and cons of allowing someone to violate it?
- Alford:** The intent of the height restriction is to keep signs low for aesthetic reasons; to prevent them from significantly effecting the architectural appearance of a building or from disrupting view corridors. The intent of the sign code is to allow businesses to draw customers.
- Layzer:** That could be manipulated very easily. It will be difficult to objectively separate the good signs from the bad signs.
- Swift:** Key Arena is an example. The design team tried many ways to integrate it into the building's form, but putting it on top and exceeding the height limit was the best solution visually. The design team did look at the sign placement from a contextual level as well as from a building and code level. We may want to develop some case studies of examples of good designs.
- Dubrow:** There are two issues to consider at a larger level. The first concerns the waning rights of city buildings. The second issue deals with which institutions will be able, with the financial resources, to argue for exceeding the height limits. These issues are worth thinking about in a philosophical way.
- Swift:** I wonder how this issue might fit into the Downtown Comprehensive Plan.
- Layzer:** I caution the Commission on allowing exceptions.
- Sundberg:** Many people will want to push the limits, making a big issues even more complex.
- Alford:** Our biggest concern is that what is allowed for one company will have to be allowed for another with the same design but a very different situation. There must be equal opportunity for exceptions.

- Dubrow:** Within the scope of the revised ordinance, is there an opportunity to negotiate with the proponents? For example, less allowable horizontal sign area in exchange for exceeding the height limit.
- Alford:** We negotiate trade-offs within the code already.
- Layzer:** This becomes a sticky rule. I could see the Convention Center requesting an exception for all of the store fronts to have projecting signs in order to create a more vital streetscape.
- Alford:** There will also be some that know their designs exceed the code limits, but will propose them just to be reviewed by the Commission.
- Dubrow:** What about public/private projects? What will your expectations be in terms of which code a project falls under? The Convention Center is a good example of a mixture of public and commercial uses in one building.
- Alford:** That is a good question. Currently the building permit identifies the type of structure and the exception rule would be based on that classification. The Convention Center would probably be identified as a public building with retail as a secondary use.
- Dubrow:** These are complex and important issues that need to be considered.
- Swift:** I sense that we will have a lot of projects requesting exceptions by the end of summer. We should have a package of case studies for evaluating some of these issues compiled by fall.
- Walls:** What process of review will the proposals go through and how will they be directed to us?
- Alford:** Each project will need to go through a sign permit issuance first. We can then send you a paper on each project stating why it was not granted a sign permit. If it was due to height limitation conflicts, it would then be up to the company to contact you for a formal review.
- Swift:** How would you make sure that they didn't resubmit the design without being reviewed by us.
- Champlin:** You would probably sent us a copy of the same approval letter that would have been sent to the developer. That is currently how we are notified of approval from the Department of Neighborhoods.
- Walls:** The Department of Neighborhoods may be a resource for how to deal with some of these issues.
- Alford:** I will raise that with the department. We typically accept recommendations from advisory bodies such as the Commission.
- Dubrow:** It would probably be desirable to have staff from your office present at the presentations. It is informative and efficient to have all sides present to hear discussion and decisions first-hand.
- Alford:** We would be happy to provide staff for the meetings. Chip Champlin will probably be our representative and it will give him first-hand knowledge of your issues and concerns about a project.
- Action:** **The Commission appreciates the briefing. It was extremely helpful in understanding the complex, procedural issues and the Commission's role in the review process.**

Phase: Briefing  
 Presenters: Beth Blattenberger, City Light  
 Michele Lynn, City Light  
 Kent Scott, Jones and Jones  
 Keith Larson, Jones and Jones  
 Don Vehige, Jones and Jones  
 Time: 1.5 hr. (0.3%)

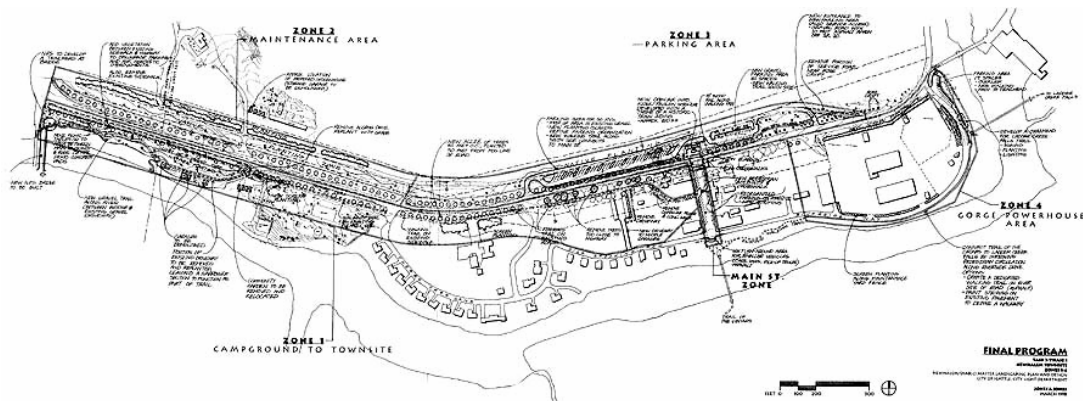
The Federal Energy Regulatory Commission license for the Skagit Hydroproject directs Seattle City Light to make aesthetic improvements to portions of the towns of Newhalem and Diablo. This will be accomplished primarily with new plantings, modified circulation, and a new visitor center. The result will be an improved visitor experience, strengthened historic area, improved safety, enhanced operations, and ultimately a linked series of spaces that offer visual unity of the townsites.

The Project is divided into four phases:

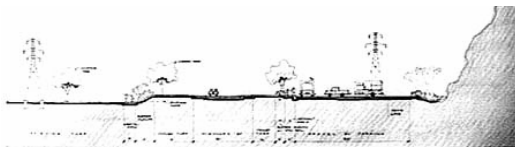
- Phase I -- Programming,
- Phase II -- Master Plan,
- Phase III -- Individual Landscape Design and Construction Specifications,
- Phase IV -- Construction.

The Programming Phase has been completed and documented in the Program Summary, identifying site issues that will have a bearing on subsequent site development.

The Master Plan divides the site into five zones of emphasis. All zones will meet ADA requirements, take into account snow removal needs and site furniture needs.



Newhalem Master Plan



Section through RV Parking



Section through Powerhouse Overlook

#### Zone One: Campground to Townsite

- a new pedestrian path connecting the Newhalem Campground bridge to Main Street, using some existing walks;
- demolition of garages;
- relocate community garden;
- new screen plantings

#### Zone Two: Maintenance Area

- •addition of a native planting zone behind line of street trees;
- •new screen plantings in front of greenhouse and maintenance facilities;

#### Zone Three: Parking Area

- •reorganize parking areas for cars and RVs
- •new open-air kiosk/pavilion structure aligned with Main Street;
- •addition of native planting zone behind parking

#### Main Street Zone

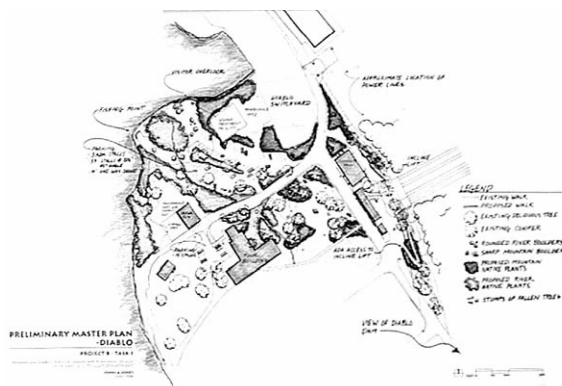
- •new small-vehicle turn around;
- •new sidewalk bulb-outs and crosswalks;
- •reorganize parking

#### Zone Four: Gorge Powerhouse Area

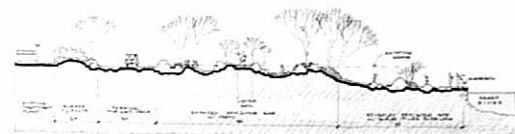
- •new screen planting along maintenance yard fence
- •connect trail of the cedars to ladder creek falls with improved pedestrian circulation;
- •develop a trailhead for ladder creek falls trail;
- •parking area near highway

#### Zone Five: Diablo

- •new viewing trail to river and powerhouse overlook;
- •reorganize and add parking spaces;
- •new plantings at entry;
- •ADA access from waiting area to incline lift



Diablo Master Plan



Section through Trail Overlook (looking South)

### Discussion:

**Dubrow:** This scheme looks like a rational plan. Focusing the development around Main Street makes sense. The method of screening with landscape elements as the surroundings become more cultured is the right idea. I also suggest the addition of architectural or built screening elements in the vicinity of the town center. These elements could include a type of interpretational fence, using artifacts to form a wall. Another issue centers on the location of interpretive events. The paths are prime opportunities for interpretation based on how you design them. Themes of

interpretation could include hydro-electric power, historical objects, etc. The third issue is a lack of active recreation facilities. This plan begs for a children's playground.

**Scott:** There is an existing playground near Main Street.

**Dubrow:** Adding historical equipment for kids to play on may be a way to strengthen the active recreation of Main Street. Historical artifacts could be used as play structures. The activities could become a significant reason for stopping at Main Street.

**Darwish:** Have you considered additional restrooms?

**Scott:** The supply of restrooms is adequate, knowing where they are is the problem. The plan will hopefully resolve wayfinding problems.

**Lynn:** City Light has done a poor job in the past of directing people through the site. We intend to dramatically improve wayfinding with a sign program.

**Dubrow:** How have you structured the content of the interpretive aspects to the project? There seem to be many powerful themes for interpretation possible.

**Lynn:** We are developing an interpretive program. Themes will be critical and may range from hydro-electric development to Native American uses of the area.

**Blattenberger:** A consultant is researching the role of the tribes in building the dams.

**Dubrow:** This project needs a professional historian, offering a professional level of historical expertise.

**Lynn:** That is a good point. We have had a lot of research done and have a lot of background information.

**Dubrow:** When will the project be constructed?

**Lynn:** Probably in the fall.

**Foley:** What are the buildings on Main Street used for?

**Scott:** Courier Hall is used by locals for meetings and for events. The hotel near the highway is used by City Light. The store offers food, supplies, and souvenirs. The Gorge Inn is currently storage.

**Lynn:** The Gorge Inn, at the south end of Main Street, is a real asset to the historical district. Although it any renovation has a high price tag, we are trying to muster support for utilizing it.

**Wall:** Could it be used as the Visitor Center?

**Blattenberger:** We looked at that possibility. It is large enough, with over 7,000 square feet, to house the Visitor Center and another use. We were unsure what that other use might be.

**Hansmire:** How high is the renovation price tag on the Gorge Inn?

**Lynn:** It would cost over \$1 million. Other activities along Main Street include a picnic area, trail of the cedars at the south end, a bunk house for City Light employees, and a County Library.

**Scott:** Main Street also serves as a place of orientation and of rest for the area.

**Foley:** I like the strategy of simplifying the focus. Anything you can do to enrich Main Street supports the objective of making it more than just a rest stop along the highway.

**Dubrow:** Have City Light employees and local residents been involved in the design process.

**Scott:** We have had a series of workshops to hear their concerns and to get input.

**Dubrow:** Have they seen this design?

**Lynn:** Community representatives are responsible for relaying the information back to the whole community.

**Blattenberger:** The next step for the Visitor Center project is to discuss and determine its

location.

**Dubrow:** So there is no public process for site selection.

**Lynn:** It is my responsibility to inform the project site managers. How they interface with employees and local residents is their responsibility.

**Dubrow:** Do you have any idea of the number of users expected after these improvements are completed?

**Blattenberger:** We have some idea from the amount of users at the Park Service Visitor Center.

**Layzer:** I remember being amazed in the past at the amount of lawn placed in the middle of such a vigorous natural environment. I support your efforts to reduce it while keeping some as visual cues for more civilized areas. The line of trees along the highway will help slow people down. The Visitor Center would be ideally situated near the train with restrooms nearby. Adding opportunities for a children's play area near the Visitor Center is important.

**Dubrow:** Coordinating the use of historical resources, such as Gorge Inn, with other mitigation goals for the relicense agreement may help support the costly renovations. The value of the Gorge Inn as a powerful contributor to the historic district should also be considered.

**Lynn:** That is an important issue.

**Dubrow:** I encourage you to look at potential uses of the Inn.

**Action:** **The Commission appreciates the rational and consistent approach to the project and makes the following comments and recommendations:**

- **hire a professional historian to develop the interpretive program so that it can be integrated into the design of the pathways;**
- **consider concentrating some type of children's play area near the Visitor Center;**
- **visually emphasize the pedestrian node at Main Street;**
- **conduct a more in-depth assessment of the historic structures on Main Street as part of the Master Plan.**
- **re-evaluate the possibility of locating the Visitor Center in the historic Gorge Inn building as an adaptive re-use.**



---

050798.4      Project: **Commission Business**

**Action Items:**

- A. MINUTES OF APRIL 2<sup>ND</sup> AND APRIL 16<sup>TH</sup> MEETINGS: Approved as amended.

**Announcements:**

- B. INTERBAY GOLF CENTER RECEPTION. May 29<sup>th</sup>  
 C. MEETING WITH MAYOR SCHELL: Week of May 18<sup>th</sup> or May 25<sup>th</sup>.

**Discussion Items:**

- D. SDC TRANSITION. Swift reported.  
 E. MUNICIPAL CENTER UPDATE: Hansmire and Read reported.  
 F. WSCTC EXPANSION UPDATE: Swift reported.  
 G. LIBRARY WORKSHOP: Swift reported.  
 H. MARRIOTT HOTEL: Swift reported.  
 I. BALLPARK PEDESTRIAN IMPROVEMENTS: Architectural Review Committee meeting on May 13.  
 J. OBJECTS IN RIGHT OF WAY: Swift reported.

---

050798.4      Project: **Municipal Courts**

Phase: Briefing

Presenters: Dennis Forsyth, NBBJ Architects  
 Sue Partridge, Executive Services Department  
 Ken Klimusko, Municipal Court Administrator  
 Richard Zieve, NBBJ Architects

Time: 1 hr. (0.3%)

The new Municipal Courthouse will be located on the Cordes site to the west of the current Municipal Building. Design money was appropriated in the fall of 1997. Other uses of the building may include Police Department administration that was intended to be in Key Tower. This would require approximately 80,000 square feet. The courthouse spaces will be approximately 150,000 square feet. No construction budget will be decided upon until preliminary program requirements are established and the preliminary design is determined.

With the construction of a new facility, the City has an opportunity to portray the Courts to the community as a place of justice, equality, and respect. The average citizen only interfaces with the Courts through misdemeanor cases. Therefore the courthouse should be perceived as a neutral forum, directly serving the public, without ties to other departments. Co-location with other uses on the Cordes site challenges that notion. The project is currently in the pre-design, idea-generating phase.

**Discussion:**

**Dubrow:** What quality of design do you envision for the building? I have an image of a monumental building with grand materials.

**Klimusko:** We are cognizant of financial issues, despite not having an allocated construction budget. I don't imagine a grand bank building or federal courthouse design. I imagine it being as beautiful as possible. I would also like it to be a quality courthouse design, in both materials and spatial arrangement, that people elsewhere will use as an example. We have no interest in exalted chambers or

unnecessary grandeur. We want courtrooms that make people feel they are treated with respect, fairness, and dignity.

**Dubrow:** I had some concerns about approach, but your incentives are reassuring.

**Forsyth:** Based on the large amount of use and wear courthouses encounter, durability is just as important as aesthetics. Longevity results from well selected materials and well designed systems. As a public building, longevity is a significant issue. Another major issue deals with user comfort. The form and character of the spaces can greatly impact the stress levels those using the courthouse. Tight, cramped spaces tend to increase stress levels and make people uncomfortable. It should be a City building that commands respect, but also gives respect back to the users. Programming the spaces will be based on these issues of longevity and public service. Juries basically volunteer their time to serve and should be treated with appreciation and respect. We are planning to develop jury gathering spaces on the top floor with the best views. We are also discussing daycare facilities within the building. There is a range of possibilities based on the principle of making the building respectfully comfortable to its users.

**Zieve:** Dignity is a key issue. It involves quality spaces and materials. We don't have any preconceived ideas of the building form or appearance. It will potentially set the tone for a future civic development and is an incredible opportunity. Connections to other buildings are important in weaving the courthouse into the urban fabric.

**Swift:** It sounds like there are four major points driving the project at this stage; justice, dignity or respect, equality, and neutrality.

**Klimusko:** I appreciate the executive support that allowed us to reevaluate the courts program plan developed 15 years ago. Another programming group, with tremendous expertise in courthouse planning, was selected and has done a good job developing a more current program plan. They have also been pointing out some design issues to consider as the project develops.

**Dubrow:** Is there a public art program and what percentage of the budget will it be given?

**Partridge:** We have unofficially selected an artist based on a panel recommendation.

**Dubrow:** How will the art program be integrated into the design?

**Partridge:** Barbara Goldstein sees the artist position as a lead artist, who will select and coordinate a team of artists, and will identify an arts plan with NBBJ.

**Forsyth:** There are many ways to integrate art into the design. The important thing to remember is that we have already selected an artist and haven't even begun to design the building.

**Partridge:** Early integration of the art program into the building design will also allow the budgets to help each other.

**Dubrow:** I encourage you to set the tone for the artists at the outset. I have some nervousness about a justice theme for the arts program. It should be made clear to the artists that interpreting the justice theme is acceptable, even desirable. You have a goal and vision for the building that should also be articulated to the artist team.

**Swift:** I strongly support the use of artists at the conceptual level of design.

**Darwish:** Why are the acoustics so bad in the current courtrooms?

**Klimusko:** They were not designed by people who understood how courtrooms should fundamentally operate. The HVAC system greatly limits the ability to hear what is going on. We are currently renovating three of the courtrooms to improve the situation.

**Partridge:** The courtrooms have also been remodeled, increasing the number by reducing the size of each, since the building was constructed.

- Forsyth:** We are at a crucial stage now before the budget is set. We are trying to establish now what is needed and why, so that an adequate budget can be developed accordingly.
- Foley:** I appreciate your visionary and qualitative approach. How many courtrooms will be in the desired program, and what will be the ratio of required support spaces to courtrooms?
- Klimusko:** We hope to have ten to twelve courtrooms. We are trying to do some future projections of space needs. The current courthouse is in use seven days a week, with night court five nights a week.
- Forsyth:** The courtrooms will probably be about 5,000 square feet with similar footage for support spaces. Offices and courtrooms will occupy about one-third of the building spaces.
- Klimusko:** The heaviest traffic areas will be on the first and second floors.
- Darwish:** Will there be spaces for attorney/client conferences.
- Klimusko:** That is a major issue. We currently don't have them, and attorneys confer with their clients in the holding cells. We are looking at providing two conference spaces per courtroom. We are also considering a safe room for endangered witnesses. We want citizens to have a lawful, dignified right to council.
- Sundberg:** What is the schedule for the project.
- Partridge:** Schematic design will begin soon.
- Zieve:** We will begin exploring various massing options for the site next week.
- Sundberg:** This project is very important as the first Municipal Center building. Without a Master Plan in place I hope that, as the project moves ahead, you continue to consider the future context as well as the current urban context. It is an incredible opportunity and responsibility.
- Forsyth:** We actually presented those issues in the 1994 selection interview. The building can not be designed as a single, isolated building.
- Hansmire:** Given the vision and goals of the project, the Commission may be able to help you in dealing with the probable 'sticker shock' when presented to City Council. It will be difficult to relate to what happens on the Municipal Building site without knowing what will happen or when it will happen. This project could help reinforce the benefits of having a new City Hall on the Municipal Building site rather than on the Public Safety Building site.
- Zieve:** When will the Council adopt a Master Plan?
- Hansmire:** Hopefully they will start the Master Planning efforts at the next meeting. Unfortunately, the Council generally thinks that a site plan, coupled with a cost estimate, constitutes a Master Plan. The City needs a long-range picture, 30 years or more, to have a successful City Center.
- Zieve:** Given the wide range of massing options for the site, what happens on adjacent blocks is an important influence.
- Hansmire:** If the new City Hall is not located on the Municipal site, then City Council will probably sell it. A developer will build it out to the 400+ height limit, greatly effecting the quality of light and views available at the new courthouse.
- Klimusko:** When I try to make that argument it seems somewhat self-serving. People forget that the spatial environment is more about justice and serving the public than exalting judges.
- Dubrow:** Defending that argument in terms of keeping your options open may be more effective.
- Swift:** Most people tend to think about design in terms of functional issues. Seattle is a very 'lack-of-vision' town, and people need to hear about these issues.

**Forsyth:** We sometimes have to push the vision with functionality as a tool. Good courthouses support the vision with well designed functional programs. That is why we are now trying to design the program and to understand what makes successful courthouse spaces successful.

**Dubrow:** Is the Police Department supportive of the separated facility?

**Partridge:** I think they also want a separate facility. They would rather have a new building than be moved into Key Tower.

**Swift:** How can we help?

**Partridge:** You could help the City Council realize the value in keeping the Municipal Building site.

**Action:** **The Commission supports the goals and objectives of public service through a qualitative approach to material and service design. The Commission views the project as part of a larger Civic Center area which should be considered in the development of the building design. The Commission also reinforces the value of holding the Municipal Building site as a major asset for the development of a Civic Center. The Commission also encourages the formal development of Urban Design principles for the project that will insure its fit within the Municipal Center Master Planning effort.**

---

050798.6      Project: **Sand Point Village**  
                  Phase: Street Use Permit  
          Presenters: John Jacobi, Windemere Realty  
                          Richard Lawson, Lawson Architects  
                  Time: .5 hr. (hourly)

This project is located at 5400 Sand Point Way NE. The street use permit request is based on sidewalk improvements. These improvements include a series of nine foot high street lights, expanding the tree pits with sixteen inch wide by four foot long shrub plantings, and a three foot by three foot diagonal scoring pattern in the concrete. The project also includes tinting the new concrete sidewalk. Potential colors range from lamp black to a dark tan, including charcoal gray.



Street Improvement Plan

### **Discussion:**

**Dubrow:** Why do you want the darker colored sidewalks?

**Jacobi:** The darker color will give the sidewalk a fancier appearance.

**Lawson:** The color will also fit better with the darker canopies on the facade.

**Dubrow:** Will there be a terminating element or a transition point between the new and existing patterns?

**Jacobi:** There will be a small plaza with a fountain on private property at the east end.

**Dubrow:** How will the new pattern transition into the existing sidewalk at the west end?

- Lawson:** The new pattern will turn the corner around the building and butt up against the existing standard grid pattern.
- Swift:** The diagonal pattern seems to only increase the transition problems, both at the ends and along the building facades.
- Jacobi:** We would also like to replace the one existing light pole at the west end with a pair of street lights, forming a threshold to the improvements.
- Lawson:** The community has also requested that the City extend the sidewalk farther west. There are existing wood light poles along the length of the project, one of which gets hit by cars often. Widening the sidewalk by two and a half feet will add a buffer zone to protect them.
- Dubrow:** I don't have a problem with widening the sidewalk. The colored concrete creates blending problems and doesn't seem that important. Are there reasons for doing it that I am not aware of?
- Lawson:** We could do the standard color, and the standard grid pattern. We are just trying to upgrade the storefronts visually.
- Swift:** There is a larger issue involved that the Commission deals with on a regular basis. Many times developers make streetscape improvements that visually extend the private property into the public realm. We try to find a balance that upgrades the streetscape while still feeling like a public space. In this project, the colored concrete, the awnings, the lights, all feel like extensions of the commercial properties. The example of the University Village doesn't really apply to this project, because the Village is all on private property.
- Lawson:** We see the project as a neighborhood enhancement. It is a neighborhood scale pedestrian pocket.
- Sundberg:** I recommend using the City's standard single or double globe light fixtures. They are attractive fixtures that reinforce the space as a part of the public realm.
- Jacobi:** We are trying to get a feel similar to that of the University Village. The goal of the project is neighborhood improvement. We are also trying to serve the community through the selection of tenants that the neighborhood desires.
- Dubrow:** There are ways to make improvements in the streetscape that are still very public in nature. Mackie's "dancing steps" on Capitol Hill is an example of sidewalk improvements that have no connection to any adjacent commercial activities.
- Jacobi:** We have hired an artist to design some inlays in the sidewalk that are integrated with the fountain sculpture at the east end.
- Swift:** You should reference the Pine Street Improvement project as an example of streetscape improvements that are enhancements to the public realm rather than commercial expansion into it.
- Lawson:** What is our next step?
- Sundberg:** I recommend using the City standard light fixtures and sidewalk grid.
- Foley:** From a functional standpoint, the diagonal grid doesn't allow for shrinkage cracking. The cracks will cut across the diagonal and become more apparent.
- Lawson:** The existing trees along the sidewalk don't fit well within the standard paving grid. The building facades are also not parallel to the curb which creates an uneven grid line at the edge.
- Hansmire:** I prefer the perpendicular grid pattern over the diagonal. To alleviate the problem along the uneven facades, just install a straight band of concrete similar to the curb along the wall and center the grid pattern between it and the curb. The diagonal pattern actually creates more problems along the building facades with small leftover triangle pieces unresolved. The lampblack coloring in the paving doesn't bother me. It blends relatively well with the standard gray color and fades over

time. If the pattern is perpendicular, the darker color can be easily blended at the ends of the project. The tan color will also be hard to keep consistent in multiple pours. I also support the use of the City standard light poles. Are you replacing the wood poles with the new metal light poles?

**Lawson:** We have discussed it with City Light, but it is still undecided.

**Swift:** The diagonal scoring pattern, coupled with the color and the light poles, appears to be a commercial development dominating the public sidewalk. I support the objectives of upgrading the public realm and the addition of pedestrian scale lighting. I also support the additional planters, given the width of the sidewalk.

**Action:** **The Commission does not recommend approval of the project as presented. The Commission appreciates the attempt to create a quality pedestrian friendly node along Sand Point Way and makes the following comments and recommendations:**

- **use City standard, one or two globe, street lights;**
- **minimize transition problems in sidewalk patterns with a perpendicular scoring pattern;**
- **the Commission is concerned about the intensity of color proposed for the sidewalk;**
- **the Commission supports widening the sidewalk two and a half feet and enlarging the tree pits for increased plantings.**

---

050798.7      Project: **Webster-Delridge Drainage Basin Channel Improvement**  
                     Phase: Briefing  
                     Presenters: Colleen Browne, Seattle Public Utilities  
                     Time: .5 hr. (0.3%)

The existing drainage facility is a drainage basin that works well during major storms, but not in small storms. The improvement project is in the feasibility phase where possible ideas are being studied. An additional part of the project deals with existing culverts that catch overflows from private property, but are not supportive of a strong fish environment.

#### **Discussion:**

**Swift:** The Commission is generally interested in habitat issues, regardless of major design issues. What are some of the goals, scope, budget, and design issues involved in this project?

**Browne:** A CSO component is being considered. The detention site and habitat restoration is probably the most design oriented part of the project.

**Foley:** I appreciate the City's attention to habitat and fishery issues, in addition to stormwater retention, throughout the process.

**Sundberg:** This project has the potential to become an asset to the community and the environment.

**Dubrow:** I am puzzled by the call for an engineering consultant to lead the project. It doesn't seem to match the interdisciplinary goals set for the project.

**Browne:** We will have sub-consultants specializing in habitat restoration and landscaping. Engineering is the major component in knowing what is possible. The project does include aesthetic issues, therefore the engineering consultant selected will take a more holistic approach to the project.

**Dubrow:** Has the project undergone a public process?

**Browne:** We have been meeting with local leaders and compiling a list of desires. We will then assemble alternatives based on these public meetings. These alternatives will

be presented in a series of public open houses. The City is also replacing a traffic signal at the project location, which will also be included in the same public process.

**Swift:** I look forward to seeing the project develop.

**Action:** **The Commission supports the direction of the project in its attempt to meet stormwater requirements and the needs of habitat and fish passage. The Commission looks forward to seeing the project as it develops.**

---

050798.8      Project: **SDC City Council Presentation**  
                 Phase: Briefing  
                 Presenters: Barbara Swift, Design Commission Chair  
                 Rebecca Walls, Design Commission Staff  
                 Michael Read, Design Commission Staff  
                 Time: 1 hr. (N/C)

The Commission reviewed and discussed a draft Powerpoint presentation that will be made to City Council.